

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Montgomery County**

State: **TX**

PJ's Total HOME Allocation Received: **\$3,871,222**

PJ's Size Grouping*: **C**

PJ Since (FY): **2003**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
			PJs in State:	39		
Program Progress:						
% of Funds Committed	96.90 %	94.44 %	6	95.51 %	66	69
% of Funds Disbursed	86.52 %	88.90 %	25	87.58 %	39	37
Leveraging Ratio for Rental Activities	1.61	4.66	18	4.86	28	22
% of Completed Rental Disbursements to All Rental Commitments***	12.05 %	72.54 %	37	82.17 %	0	0
% of Completed CHDO Disbursements to All CHDO Reservations***	0.00 %	60.18 %	37	71.17 %	0	0
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	100.00 %	76.33 %	1	81.54 %	100	100
% of 0-30% AMI Renters to All Renters***	100.00 %	40.53 %	1	45.68 %	0	100
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.30 %	1	96.19 %	100	100
Overall Ranking:			In State:	35 / 39	Nationally:	13 9
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$37,000	\$15,912		\$27,510	5 Units	9.40 %
Homebuyer Unit	\$12,365	\$10,255		\$15,239	48 Units	90.60 %
Homeowner-Rehab Unit	\$0	\$31,535		\$20,932	0 Units	0.00 %
TBRA Unit	\$0	\$3,762		\$3,121	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

\$60,443
\$58,062
\$98,643

\$109,626
\$62,198
\$77,150

\$0
\$34,158
\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.0	%
1.2	%

R.S. Means Cost Index: 0.71

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	80.0	47.9	0.0	0.0
Black/African American:	0.0	14.6	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	18.8	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	20.0	18.8	0.0	0.0
----------	------	------	-----	-----

HOUSEHOLD SIZE:

1 Person:	100.0	31.3	0.0	0.0
2 Persons:	0.0	8.3	0.0	0.0
3 Persons:	0.0	22.9	0.0	0.0
4 Persons:	0.0	18.8	0.0	0.0
5 Persons:	0.0	14.6	0.0	0.0
6 Persons:	0.0	4.2	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	100.0	29.2	0.0	0.0
Elderly:	0.0	2.1	0.0	0.0
Related/Single Parent:	0.0	18.8	0.0	0.0
Related/Two Parent:	0.0	50.0	0.0	0.0
Other:	0.0	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

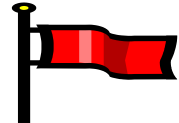
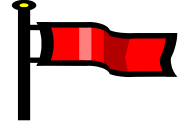
State: TX

Group Rank: 13
 (Percentile)

State Rank: 35 / 39 PJs

Overall Rank: 9
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	12.05	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	0	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

